



ZONING ADMINISTRATOR MEETING
MONDAY, AUGUST 9, 2021 - 4:00 PM
WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD

AGENDA ITEMS

1. Call to Order.
2. **Case No. 21-28-ZA: 1350 Hackberry Lane:** An application submitted by Falcon 1350 LLC seeking approval of a zoning variation to allow construction of a second-floor addition to the existing residence at 1350 Hackberry Lane. The requested zoning variation would permit the addition to provide less than the minimum required side yard setback from the east property line. The Zoning Administrator has final jurisdiction on this request.
3. Public Comment.
4. Adjournment.

Note: Public comment is permitted on all agenda items at the meeting. If you wish to provide testimony or comments prior to the meeting, you may provide them one of two ways: (1) by sending an email to planning@winnetka.org; or (2) by sending a letter to Community Development, Village of Winnetka, 510 Green Bay Rd, Winnetka, IL 60093.

NOTICE

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that all persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).



NOTICE OF WINNETKA ZONING ADMINISTRATOR PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Winnetka Zoning Administrator on **MONDAY, AUGUST 9, 2021, AT 4:00 PM** in the Council Chamber of the Winnetka Village Hall at 510 Green Bay Road, Winnetka, Illinois for the purpose of considering the following:

**CASE NO. 21-28-ZA
1350 HACKBERRY LANE – RESIDENTIAL ADDITION**

An application submitted by Falcon 1350 LLC (the “Applicant”), as the owner of the property located at 1350 Hackberry Lane (the “Subject Property”), **to allow construction of a second-floor addition to the existing residence on the Subject Property.** The Applicant has filed an application seeking the following variation from the Zoning Ordinance:

1. A variation to provide less than the minimum required side yard setback from the east property line.

The Subject Property (Parcel Index Numbers 05-18-403-013-0000 and 05-18-403-014-0000) is generally located on the south side of Hackberry Lane, west of Hibbard Road, and is zoned R-2 Single Family Residential. The Subject Property contains an existing two-story residence with an attached garage.

SPECIAL NOTICE

Due to the ongoing COVID-19 emergency, and the possibility that an Executive Order of the Governor, an Emergency Order of the Village President, a determination made by the Zoning Administrator, or other government order or law may prohibit or make it more difficult for the public hearing to be held at the Winnetka Village Hall, the Winnetka Zoning Administrator meeting may be held virtually on August 9, 2021, via Zoom.

If you wish **to provide testimony or comments prior to the meeting**, you may provide them one of two ways:

- 1) By sending **an email** to planning@winnetka.org; or
- 2) By sending **a letter** to Community Development, Village of Winnetka, 510 Green Bay Rd, Winnetka, IL 60093.

No further notice of this hearing, or of its location or manner in which it will be conducted, will be provided. Information regarding the location of the public hearing and any changes to instructions for participating in the public hearing will be included on the meeting agenda posted on the Village’s website - www.villageofwinnetka.org/agendacenter - no later than Thursday, August 5, 2021. Please contact the Community Development Department at 847-716-3525 for confirmation of the meeting location.

At said public hearing and at any adjournment thereof, all persons interested are invited to attend and be heard. Persons seeking additional information concerning any of the applications or requesting alternative means to provide testimony or public comment are directed to email inquiries to planning@winnetka.org or by calling 847-716-3525.

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting facilities, contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093 [Telephone: (847) 716-3543; T.T.Y.: (847) 501-6041.



VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 21-28-7A

Property Information

Site Address: 1350 Hackberry Lane

VA2021-736

Owner Information

Name: Falcon 1350 LLC

Primary Contact: Charlie Pick

Address: 365 Riverdale Dr.

Phone No. 847-386-6660

City, State, ZIP: Northfield, IL 60093

Email: developfalcon@gmail.com

Date property acquired by owner: 06/07/2021

Architect Information

Name: Lindsay Assoc. Architects

Attorney Information

Name: Thompson & Thompson

Primary Contact: Tom Lindsay

Primary Contact: Erik Thompson

Address: 1724 Stevens Dr.

Address: 19 S. LaSalle St., #302

City, State, ZIP: Glenview, IL 60025

City, State, Zip: Chicago, IL 60603

Phone No. 847-724-8777

Phone No. 312-372-6563

Email: tomlindsay@lindsayarchitects.com

Email: erik@thethompsonfirm.com

Nature of any restrictions on property: _____

Home is in the floodplain; home lacks basement.

Brief explanation of variation(s) requested (attach separate sheet providing additional details): _____

Seeking variation for minor (6") encroachment on east side yard to construct
2nd floor addition above existing garage.

Property Owner Signature: Charles T. Pick
Digitally signed by Charles T. Pick
DN: cn=Charles T. Pick, o=Charles T. Pick Trust, ou,
email=cpick99@gmail.com, c=US
Date: 2021.07.08 11:28:07 -0400

Date: 07/08/2021

LINDSAY ASSOCIATES ARCHITECTS

1724 STEVENS DRIVE GLENVIEW, ILLINOIS 60025

847-724-8777

July 7, 2021

Village of Winnetka
Department of Community Development
510 Maple Street
Winnetka, IL 60093

RE: Zoning Variation Request for 1350 Hackberry Lane

Whomever It May Concern:

The Owners of the above referenced single family residence are requesting a zoning variation to construct a second floor area over an existing non-conforming 2-car garage.

The house was originally constructed in 1937. It was built without a full basement and it is currently in the floodplain. There have been several additions to the home over the years, each trying to provide space/storage typically associated with a basement. An addition in 1950 added a Playroom to the second floor and an addition in 1963 converted the existing garage into a "Storage and Game Room" and added the current 2-car garage.

The existing garage is non-conforming with a sideyard encroachment of 0.46' (about 6") on the NE corner and a 0.32' (about 4") on the SE corner.

The Owners are rehabbing and reconfiguring rooms while maintaining many of the original design features, to improve upon the lack of a basement and to rework existing areas to more current residential uses. They are removing the ground floor 'maid's room' and replacing it with a study. They are converting the 'storage and game room' to a family room more accessible from the kitchen area. On the second floor they are converting the existing 'playroom' to a fifth bedroom and adding a new playroom over the existing garage. Most modern families will not need a fifth bedroom, so it becomes useful for a space often found in today's basements, such as a guest room, an additional home office or even an exercise room (the floor structure below is actually concrete).

RESPONSES TO THE 8 STANDARDS:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that district.

In today's homes in this area, basements have become an often large addition to the useful square footage of the home and thus the value of the home. Along with the interior improvements of the existing home, the addition of the area over the garage will help to compensate for the lack of a basement.

2. The plight of the owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants.

The property is in the flood plain, was built without a basement and the existing encroachment was not caused by the current Owners.

3. The variation, if granted, will not alter the essential character of the locality.

The home will remain a single family residence and the addition and improvements will stay in keeping with the existing home.

4. An adequate supply of light and air to adjacent property will not be impaired.

The addition has been kept lower than the original home both for aesthetics and to have a smaller massing to the east. It will not impair the light and ventilation to adjoining properties.

5. The hazard from fire and other damages to the property will not be increased.

The improvements and addition will be completed using the latest Building and Fire Codes and will increase the safety and fire resistance of the home.

6. The taxable value of the land and buildings throughout the Village will not diminish.

The improvements with the addition over the garage will only increase the value of the home and thus the taxable value.

7. The congestion in the public street will not increase.

The home will remain a single family residence and not increase congestion.

8. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired.

The home will remain a single family residence and will not impair the health, safety, comfort, morals and welfare of the community.



SCALE
1"=30'

FOUND IRON ROD
0.53'S & 0.46'E

TRANSFORMER

S89°04'53"E
90.00'

N00°15'48"E
7.00'

EDGE OF PAVEMENT

S89°04'53"E
160.00'

WIRE FENCE IS
1.17'N & 0.12'E

FOUND IRON PIPE
@ PROPERTY CORNER

WALL IS 0.15'W
CONC. RETAINING WALL

WALL IS 1.14'W

ROOFED
STONE PORCH

ASPHALT DRIVEWAY

STOOP

STONE WALK

2 STORY BRICK
RESIDENCE
1350

STONE PATIO

STONE WALL

CONC.

WIRE FENCE IS 2.89'E

WIRE FENCE IS 2.71'E

WIRE FENCE IS 0.70'E

WIRE FENCE IS
0.25'S & 0.67'E

FOUND IRON ROD
0.45'S & 0.04'W

LEGEND

- F.I.R. - FOUND IRON ROD
- BOUNDARY OF SURVEYED PARCEL
- VINYL FENCE
- WOOD FENCE
- CONCRETE
- BUILDING

NOTE:

THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT
AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY.
FOR BUILDING LINE AND OTHER RESTRICTION NOT SHOWN HEREON REFER TO
DEED, CONTRACT, TITLE POLICY, AND/OR ZONING REGULATIONS. CONSULT WITH
SURVEYOR PRIOR TO USING THIS PLAT FOR ANY CONSTRUCTION PURPOSES.

PLAT OF SURVEY

LEGAL DESCRIPTION:

THAT PART OF THE SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 616 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER AS MEASURED ALONG A LINE PARALLEL WITH THE WEST LINE OF HIBBARD ROAD (SAID WEST LINE OF HIBBARD ROAD BEING 33 WEST OF THE EAST LINE OF SAID SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER) AND 843 FEET WEST OF THE WEST LINE OF SAID HIBBARD ROAD, AS MEASURED ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER; THENCE SOUTH 200 FEET ALONG A LINE PARALLEL WITH SAID WEST LINE OF HIBBARD ROAD; THENCE WEST 250 FEET ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER; THENCE NORTH 193 FEET ALONG A LINE PARALLEL WITH SAID WEST LINE OF HIBBARD ROAD; THENCE EAST 90 FEET ALONG A LINE PARALLEL WITH SAID NORTH LINE OF SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER; THENCE NORTH AT RIGHT ANGLES TO SAID LAST MENTIONED LINE 7 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID NORTH LINE OF SAID SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER 160 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

Commonly Known as: 1350 HACKBERRY LANE,
WINNETKA, IL 60093

STATE OF ILLINOIS)
COUNTY OF KANE) S.S.

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A
CORRECT REPRESENTATION OF A SURVEY PERFORMED AT
AND UNDER MY DIRECTION. THIS PROFESSIONAL SERVICE
CONFORMS TO THE CURRENT ILLINOIS MINIMUM
STANDARDS FOR A BOUNDARY SURVEY. ALL DIMENSIONS
SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 16TH DAY OF JUNE,
A.D. 2021.

H. Blomdo

KRZYSZTOF BLANDO
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3705
LICENSE EXPIRES 1/1/22

ORDER NO. 21-062

DRAWN BY DB

CHECKED ZM

APPROVED KB

FIELD DATE 6/16/2021

SCALE 1" = 30'

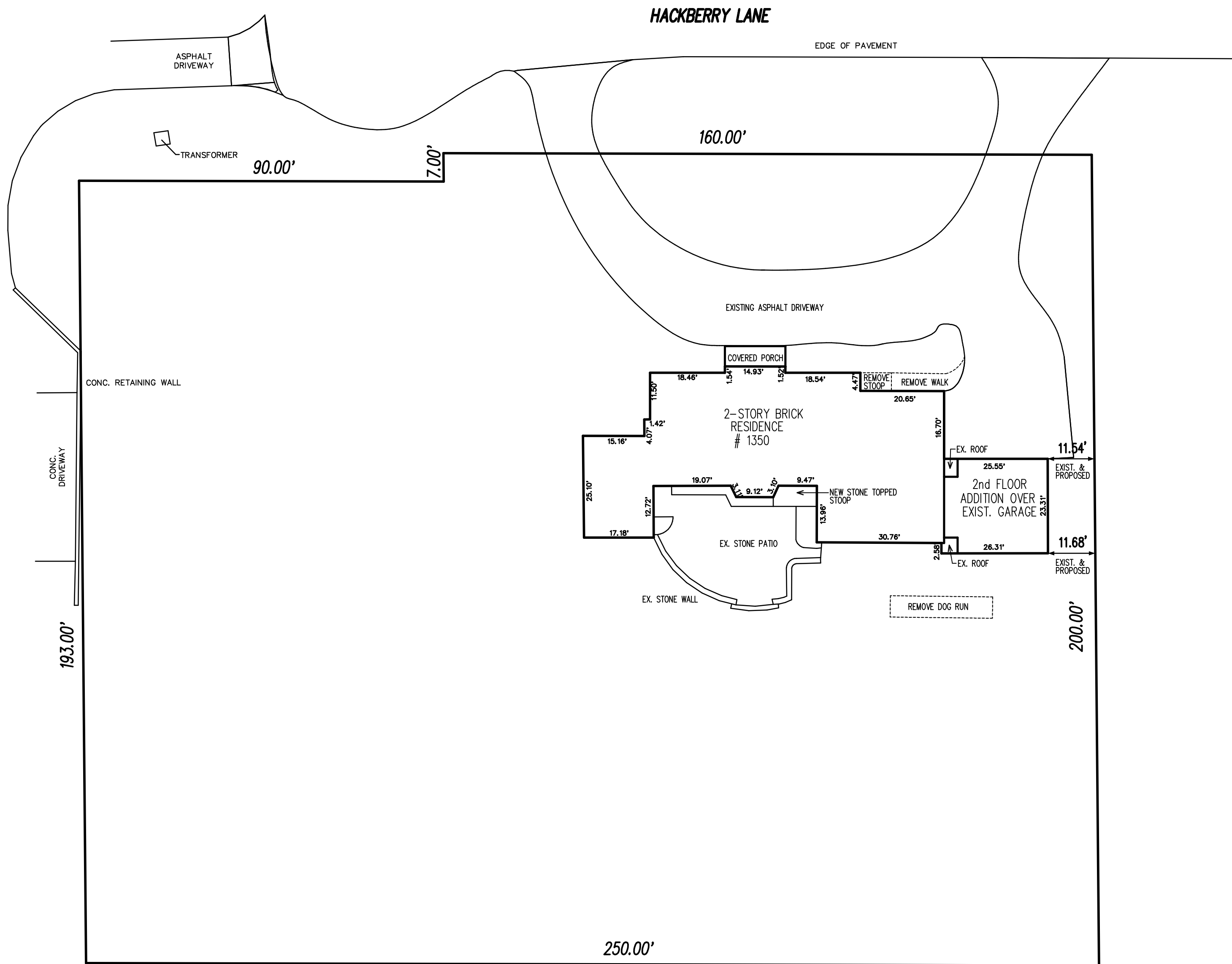
Prepared for:

DAVID AMARONI

Prepared by:

GEOMAY SURVEYING INC.

1461 CIRCLE COURT
ELK GROVE VILL. IL 60007
geomay02@gmail.com



SITE PLAN

SCALE: 1: 20



PROPOSED SITE PLAN 1350 HACKBERRY LANE



NORTH ELEVATION (FRONT)– EXISTING
1350 HACKBERRY LANE, WINNETKA



EAST ELEVATION– EXISTING
1350 HACKBERRY LANE, WINNETKA



WEST ELEVATION– EXISTING
1350 HACKBERRY LANE, WINNETKA



SOUTH ELEVATION– EXISTING
1350 HACKBERRY LANE, WINNETKA

1350 HACKBERRY LANE, WINNETKA– EXISTING ELEVATIONS
SCALE: 1/16" = 1'-0"



NORTH ELEVATION— PROPOSED
1350 HACKBERRY WINNETKA



EAST ELEVATION— PROPOSED
1350 HACKBERRY WINNETKA

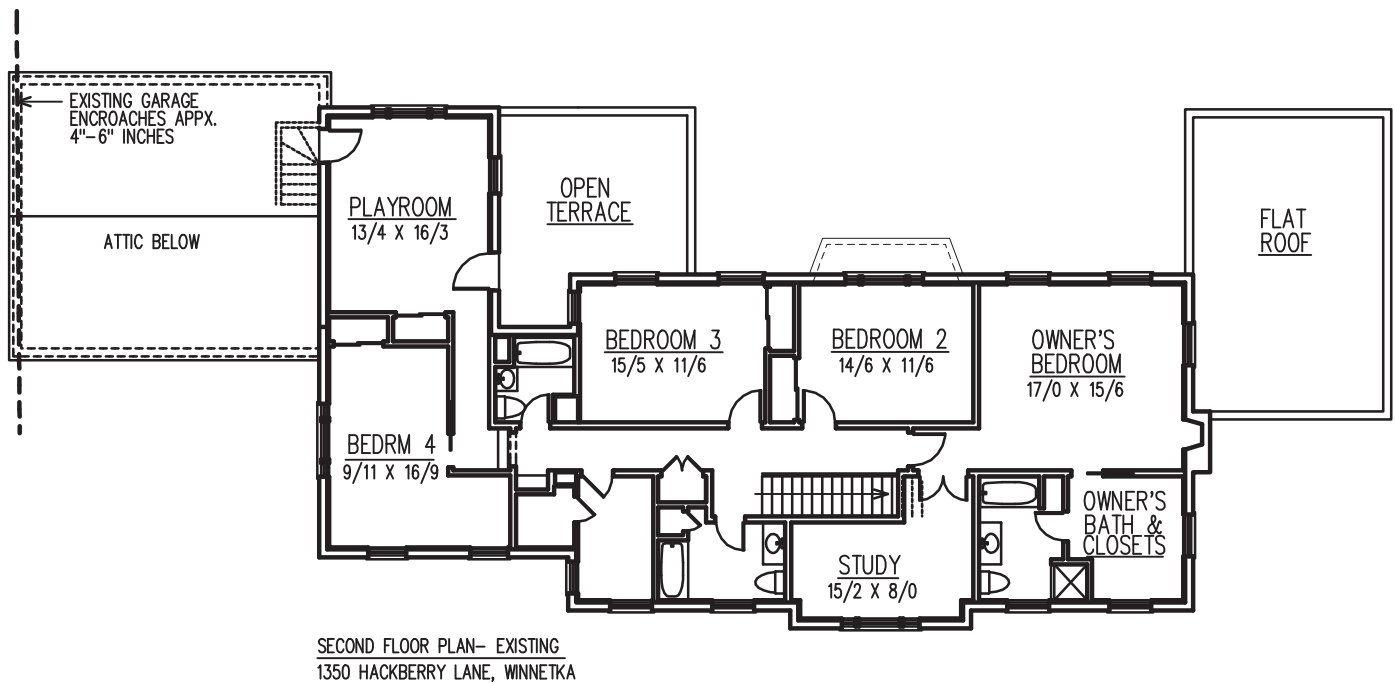
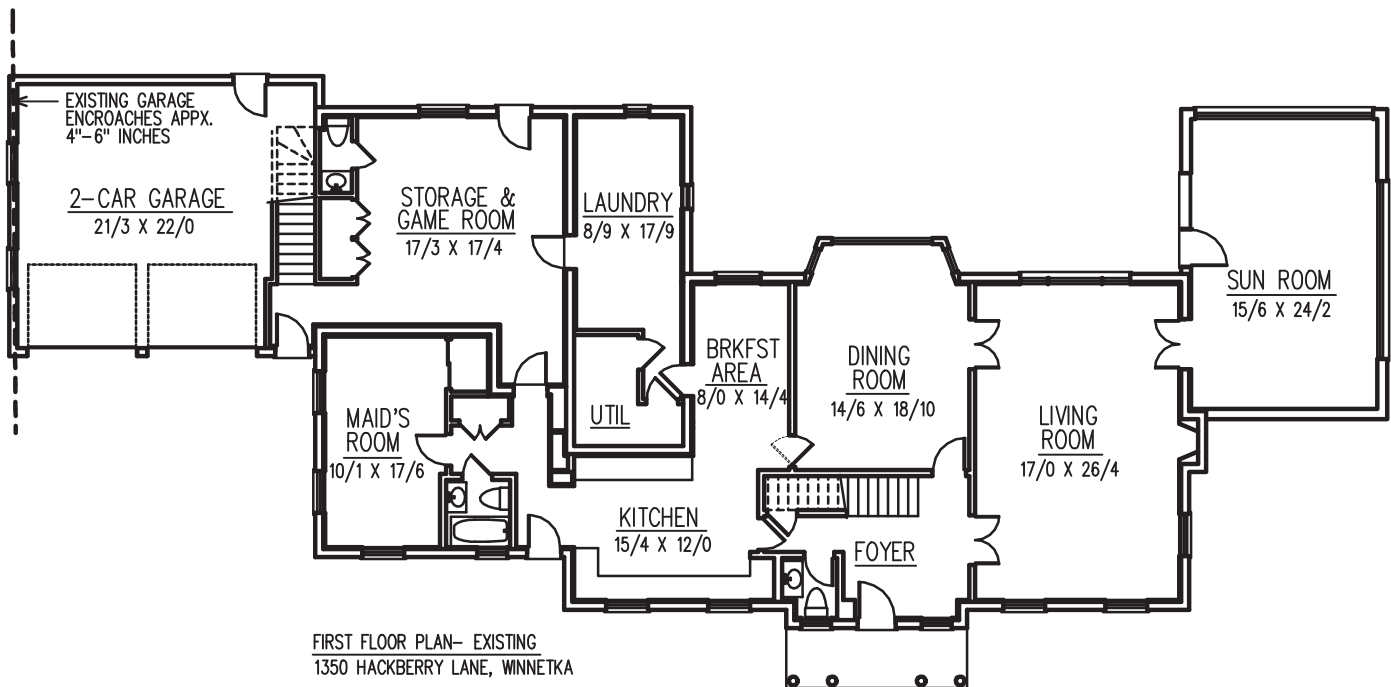


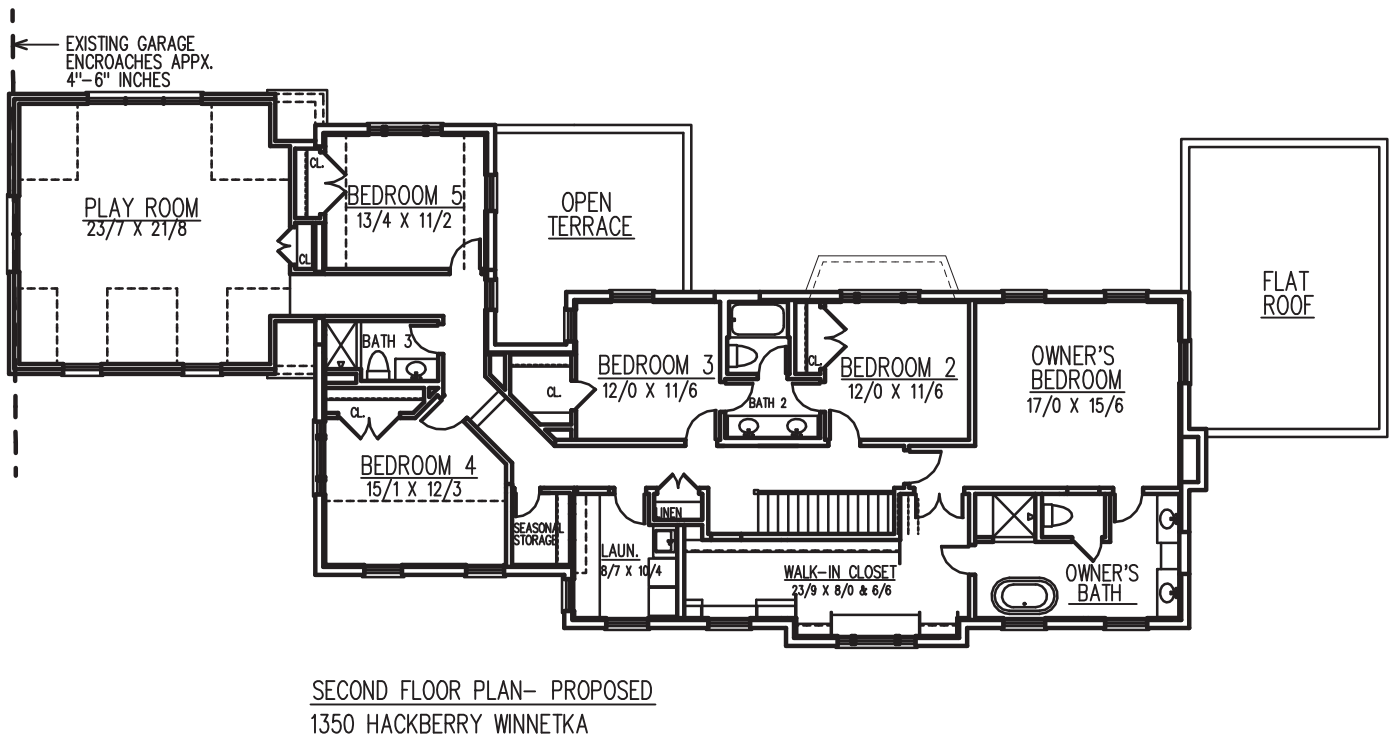
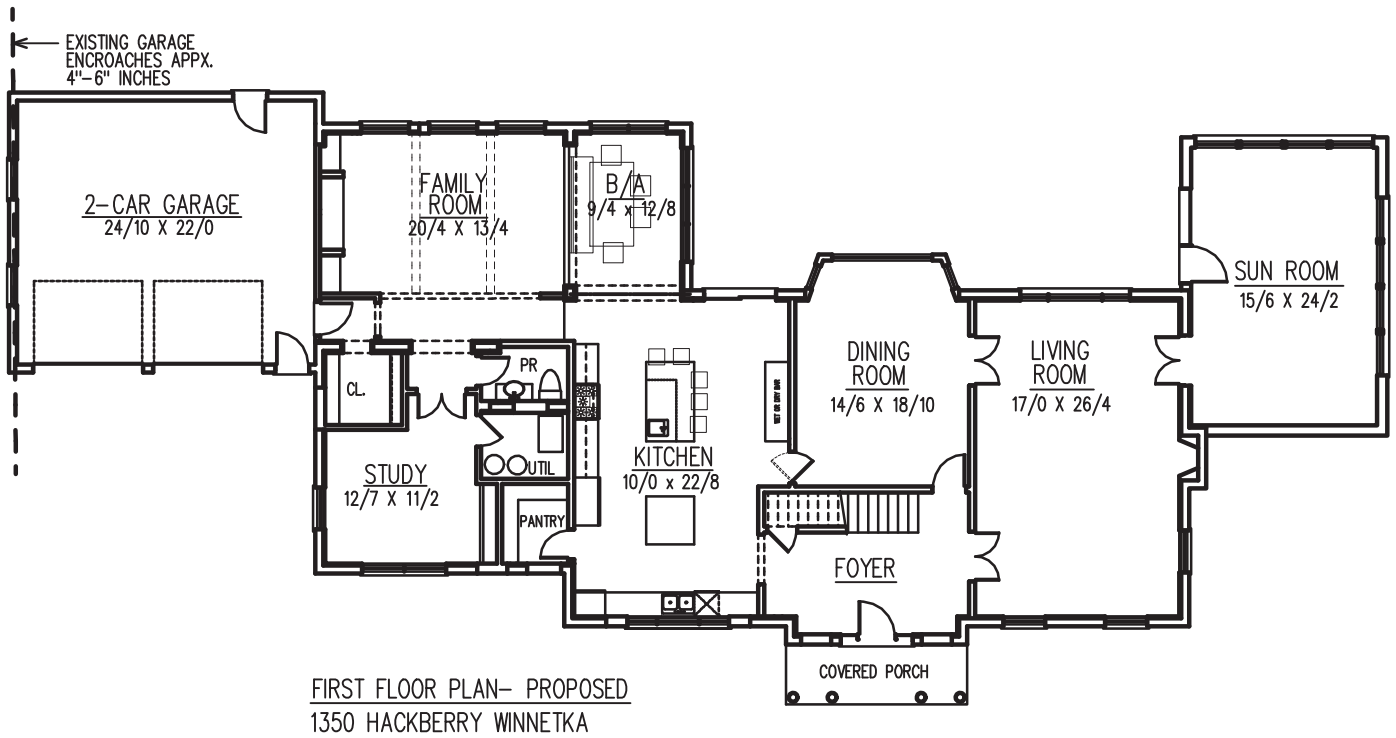
WEST ELEVATION— PROPOSED
1350 HACKBERRY WINNETKA

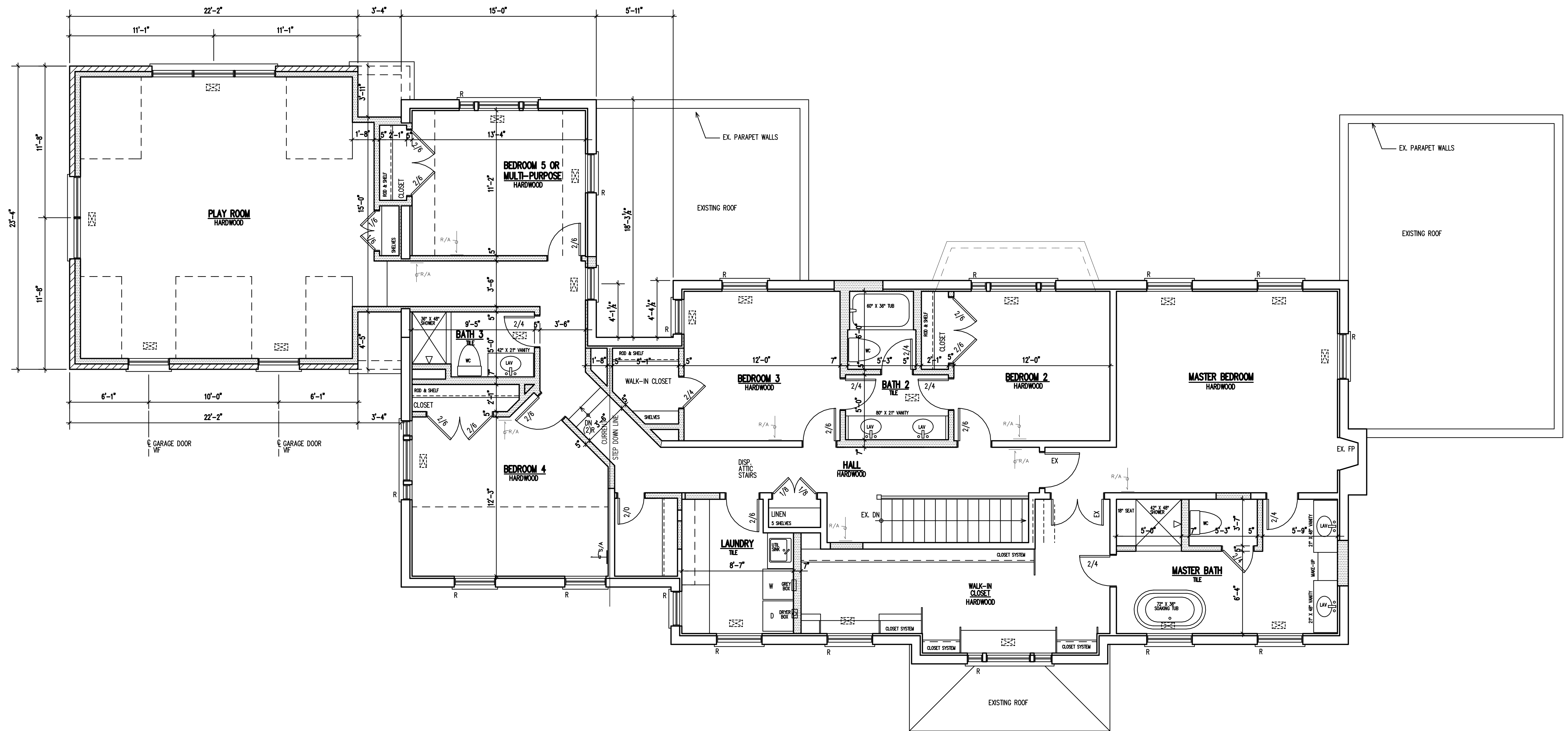


SOUTH ELEVATION— PROPOSED
1350 HACKBERRY WINNETKA

1350 HACKBERRY LANE, WINNETKA— PROPOSED ELEVATIONS
SCALE: 1/16" = 1'-0"







SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

FOR ZONING CALCULATIONS 7-21-21

DATE	ISSUE

SECOND FLOOR PLAN

Lindsay
Associates
Architects

950 River Drive
Glenview, Illinois 60025
(847) 724-8777
Fax (847) 724-7990



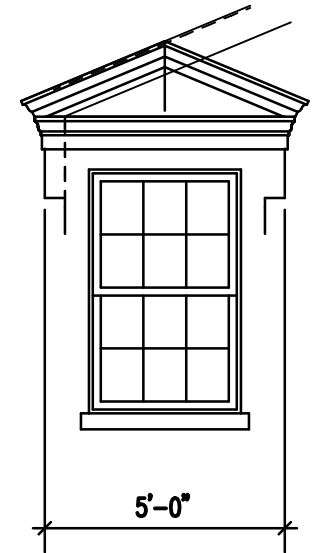
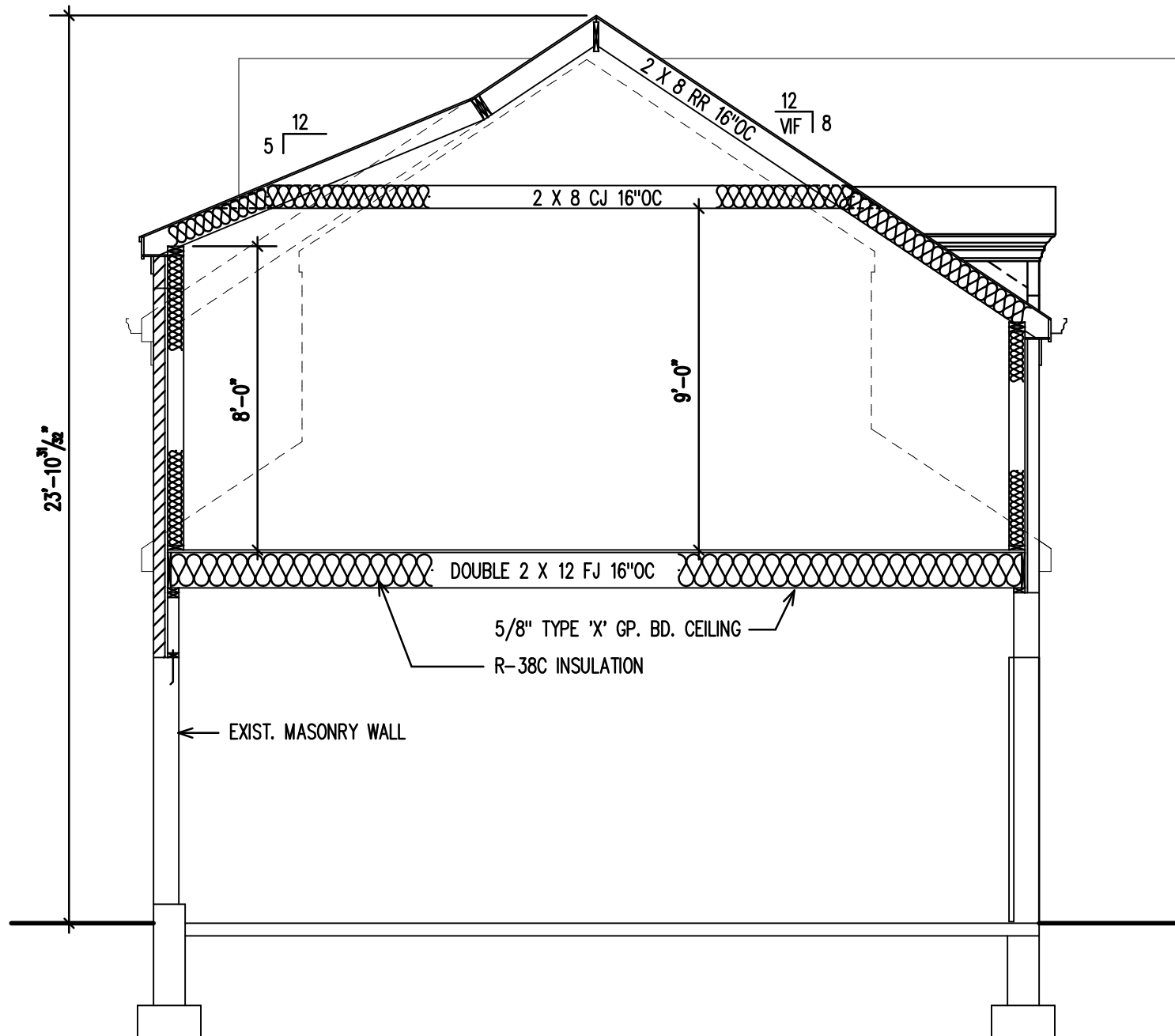
WEST ELEVATION

ELEVATION DIMENSIONS FOR ZONING 7.21.21

1350 HACKBERRY

ATTIC COUNT = $51.93 \times 3.4 = 176.56$ SF

OVERALL HEIGHT = 28'-2 1/4"



SECTION AT ADDITION OVER GARAGE
1350 HACKBERRY